

**ARMENIA QUARTERLY  
TASK ORDER PROGRESS  
AND COST REPORT**

**JULY TO SEPTEMBER  
2001**

Prepared for



Armenia Earthquake Zone Housing Certificate Program  
U.S. Agency for International Development  
Contract No. EEU-I-99-00015-00, Task Order 804

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September 2001  
UI Project 06901-009

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## ATTACHMENT

Cost Report

# **ARMENIA QUARTERLY TASK ORDER PROGRESS AND COST REPORT**

**JULY TO SEPTEMBER 2001**

**Task Order No.** EEU-I-99-00015-00, TO 804

**Date of Issuance** March 2000

## **Task Order Description**

In March 2000, the United States Agency for International Development (USAID) contracted the Urban Institute (UI) to implement a Pilot Housing Certificate Program. The project is designed to provide permanent housing for people still displaced by the 1988 earthquake that devastated Armenia, and builds on strategies previously developed by UI, with support from USAID and the World Bank, and approved by the government of Armenia. The strategy involves issuing certificates to displaced households, which can redeem the certificates to purchase proper housing, and removal of temporary shelters that housed displaced people. The project is geographically oriented, so the beneficiaries all were located in the same areas in the city of Gyumri.

In January 2001, USAID extended its contract with the UI to provide funds for the provision of additional housing certificates for residents of another location. This contract extension, or amendment, is referred to as the Bridge Project or Bridge Site. The Pilot Project provided certificates to 225 households, and the Bridge Project so far has provided certificates to 87 households.

**Amount Obligated under Task Order:** \$1,998,905

**Total Potential Task Order Amount:** \$1,998,905

**Dollars Expended to-date:** \$1,655,259

## **Task Order Progress Report**

As required by Section F.5 of the Local Government Contract, below is a description of progress during the last quarter under this Task Order.

## **Work Performed During Previous Quarter**

During this reporting period, UI completed transferring funds to beneficiaries, provided assistance in the home search process through the participating real estate agencies and non-government organizations (NGOs), and monitored site clearance and program completion.

### ***Status of Housing Certificates—Pilot***

As of September 2001, all certificates issued under the Task Order were redeemed or expired. Out of 317 certificates issued, 302 purchased permanent housing through the program, five were permanently housed through a different donor-funded housing program, two returned to their pre-earthquake housing (which was reinforced by the government during the program period), one will be re-issued a certificate under the new EQZRP program, and seven expired without purchasing housing.

Table 1 presents summary statistics for the program as of September 30, 2001.

**Table 1**  
**Summary Statistics**

Certificates Issued	317
Certificates Cancelled or Expired	15
Sales Agreements Notarized	302
Titles Issued	297
Handover (Agreement between Buyer and City) Signed	229
Domics Removed/Municipal Assets Vacated	270

In total, 100 certificate holders have been able to negotiate a price for permanent housing that is less than the total value of their certificates. Such remainders accounted for only 5.4 percent of the money transferred to beneficiaries; that is, of the USD \$977,682 transferred to certificate holders' blocked accounts from USAID/Government of Armenia (GoA) funds, remainders accounted for about USD \$52,795.

On average, certificate holders signed and notarized sales contracts 114 days after certificate issuance. Thus, on average, it took certificate holders 3.7 months to buy apartments. The average number of days between certificate issuance and signing the Transfer Agreement (between the seller and the buyer) was 133 days (4.3 months), while the elapsed time for the entire process from certificate issuance to signing the Handover Act with the Municipality averaged 189 days or 6.1 months. The Bridge certificate holders took, on average, 3.2 months (99 days) from date of issuance to signed sales contract, while the comparable Pilot figure was 120 days.

### ***Role of Local NGOs—Public Information Campaign/Information Center and Home Search Program***

During this reporting period, the two local NGOs participating in the Pilot program, Meghvik Youth Education Center (lead) and the Shirak Regional Branch of the Sakharov Human Rights Armenian Center, continued to provide information to the beneficiary community. The NGOs also continued to provide additional assistance in locating appropriate permanent housing



to beneficiaries in need of special help such as the elderly, disabled, orphans and members of other marginalized groups within the general beneficiary population.

**Significant Findings and Delays**

None

**Work Planned for Next Reporting Period**

Under the no-cost extension, the program manager will complete the processing of the final housing purchase transactions (i.e., monitoring the transfers of funds to sellers and submitting final paperwork to USAID).

**Specific Action Requested**

None

**Up-To-Date Schedule of Work**

Activities under the no-cost extension are expected to continue through December 2001.